



December 22, 2016

Christine Gleckner, AICP  
Walsh Colucci Lubeley Emrich & Walsh PC  
1 East Market Street, Suite 300  
Leesburg, VA 20176

RE: TLZM-2013-0006, Crescent Parke

Sent VIA E-Mail

Dear Christine:

At the November 29, 2016 Town Council Meeting, the rezoning application TLZM-2013-0006, Crescent Parke, was acted upon by the Leesburg Town Council. By a vote of 4-3, the Town Council approved the rezoning of the Property having Parcel Identification Numbers: 232-37-7166, 232-37-5627, and 232-38-9290. Portions of the Property were rezoned from CD-MUO (Crescent District Mixed-Use Option) to CD-RH (Crescent District- Residential High Density District). The rezoning approval includes a Concept Plan prepared by Bowman Consulting last revised November 28, 2016, a Proffer Statement dated November 28, 2016, and zoning modifications listed in the October 3, 2016 Zoning Modification Request Letter.

The approval of TLZM-2013-0006, Crescent Parke, permits: 161,725 square feet of non-residential uses; and 70 age-restricted dwelling units as multi-family dwellings and/or "stacked" single-family attached dwellings; and 96 single-family attached dwelling units; and 178 single-family attached dwellings units.

Attached to this approval letter is a copy of Ordinance 2016-O024, which memorializes the approval of the rezoning application TLZM-2013-0006, Crescent Parke.

Pursuant to TLZO Section 3.3.18 Appeals, any action contesting a decision of the Town Council shall be filed thirty (30) days of the decision with the circuit court having jurisdiction of the land affected by the decision.

Should you have specific questions please do not hesitate to contact me at (703) 737-7920 or via email at [mwatkins@leesburgva.gov](mailto:mwatkins@leesburgva.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Watkins", is written over a horizontal line.

Michael Watkins,  
Assistant Zoning Administrator

Attachments: Ordinance 2016-O024

The Town of  
**Leesburg,  
Virginia**

PRESENTED: November 29, 2016

ORDINANCE NO.2016-O024

ADOPTED: November 29, 2016

AN ORDINANCE: APPROVING TLZM 2013-0006, CRESCENT PARKE, REZONING THE PROPERTY FROM CRESCENT DISTRICT-COMMERCIAL, CRESCENT DISTRICT-MIXED USE OPTION TO CRESCENT DISTRICT-MIXED USE OPTION AND CRESCENT DISTRICT-RESIDENTIAL HIGH DENSITY.

WHEREAS, the rezoning application with concept plan and proffers, TLZM 2013-0006 Crescent Parke, has been filed by Lansdowne Development Group, LLC, to rezone the property from Crescent District – Commercial (CD-C), Crescent District-Mixed Use Option (CD-MUO) to Crescent District – Commercial, Crescent District-Mixed Use Option and Crescent District – Residential High Density (CD-RH); and

WHEREAS, approval of the rezoning application would permit 45,100 square feet of permitted uses in the CD-C district; and 116,625 square feet of permitted uses, inclusive of a 2,000 square foot community room and 70 multifamily dwelling units in the CD-MOU districts; and a total of 274 town houses and/or stacked town houses in the CD-RH district; and

WHEREAS, the subject property of rezoning application TLZM 2013-0006 Crescent Parke, is identified by the Loudoun County Parcel Identification Numbers (PIN) 232-37-7166, 232-37-5627 and 232-38-9290 and 232-28-3893; and

WHEREAS, duly advertised Planning Commission public hearings were held on June 4, 2015 and January 21, 2016; and

WHEREAS, at the August 20, 2015 and April 21, 2016 meetings, the Planning Commission recommended denial of this application to the Town Council; and

AN ORDINANCE: APPROVING TLZM 2013-0006, CRESCENT PARKE, REZONING THE PROPERTY FROM CRESCENT DISTRICT-COMMERCIAL, CRESCENT DISTRICT-MIXED USE OPTION TO CRESCENT DISTRICT-MIXED USE OPTION AND CRESCENT DISTRICT-RESIDENTIAL HIGH DENSITY.

WHEREAS, the Town Council held duly advertised public hearing on this application on October 13, 2015, May 24, 2016, and November 29, 2016; and

WHEREAS, staff recommended approval subject to resolution of the issues contained in the staff memo dated November 29, 2016; and

WHEREAS, the Council has concluded that the application is in general conformance with the Crescent District policies contained in the Town Plan; and

WHEREAS, the Council has concluded that approval criteria of the Town's Zoning Ordinance § 3.3.15 have been satisfied in that mitigation of traffic impacts, including adequate accommodation for anticipated motor vehicle traffic volumes and emergency vehicle access have been provided; the proposed rezoning is compatible with surrounding neighborhoods and uses; provision of adequate public facilities have been provided; and

WHEREAS, the Council has concluded that the proposal would serve the public necessity, convenience, general welfare and good zoning practice.

The Council in the Town of Leesburg in Virginia hereby ORDAINS:

SECTION I. TLZM 2013-0006, Crescent Parke, is hereby approved, subject to the proffers last dated November 28, 2016 (Alternative B – without Park Dedication Option); and

SECTION II. The property shall be developed in substantial conformance with the concept plan prepared by Bowman Consulting last revised November 10, 2016; and

AN ORDINANCE: APPROVING TLZM 2013-0006, CRESCENT PARKE, REZONING THE PROPERTY FROM CRESCENT DISTRICT-COMMERCIAL, CRESCENT DISTRICT-MIXED USE OPTION TO CRESCENT DISTRICT-MIXED USE OPTION AND CRESCENT DISTRICT-RESIDENTIAL HIGH DENSITY.

SECTION III. The modifications listed in the applicant's October 3, 2016

Modification Request Letter are hereby granted; and

SECTION V. All prior ordinances in conflict herewith are hereby repealed.

SECTION VI. Severability: If a court of competent jurisdiction declares any provision of this ordinance invalid, the decision shall not affect the validity of the ordinance as a whole or any remaining provisions of this ordinance; and

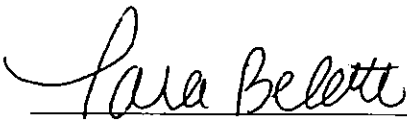
SECTION VII. This ordinance shall be in effect upon its passage.

PASSED this 29<sup>th</sup> day of November, 2016.



David S. Butler, Mayor  
Town of Leesburg

ATTEST:



Clerk of Council Pro Tem